

EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN

SECTION 23, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT TEAM & UTILITY CONTACT LIST

OWNER / DEVELOPER
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MISSOURI 64161
CONTACT: AARON SCHMIDT
PHONE: 816.455.2500
EMAIL: ASCHMIDT@HUNTMIDWEST.COM

PLANNER / ENGINEER
OLSSON
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NORTH KANSAS CITY, MO 64116
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PHONE: 816.361.1177
EMAIL: CHOLMQUIST@OLSSON.COM;
BWORTHLEY@OLSSON.COM

UTILITY SERVICE NUMBERS	
Water	311
Sewer	311
Gas	311
Electric	311
Fire	911
Police	911
Emergency	911

NAME: LEE'S SUMMIT PUBLIC WORKS
PHONE: 816-969-1800

NAME: LEE'S SUMMIT WATER &
SERVICES DEPARTMENT
PHONE: 816-969-1940

NAME: SPIRE (MGE)
PHONE: 314-342-0500

NAME: AT&T
PHONE: 800-286-8313

NAME: KCP&L
PHONE: 816-471-5275

NAME: SPECTRUM (TWC)
PHONE: 877-772-2253

NAME: GOOGLE FIBER
PHONE: 877-454-6959



PROPERTY DESCRIPTION:

NORTH AREA LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST: BEGINNING AT THE NORTHEAST CORNER THENCE WEST ALONG NORTH LINE OF SAID SECTION 75' MORE OR LESS TO THE TRUE POINT OF BEGINNING THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST 636.07' THENCE ALONG CURVE RIGHT RADIUS 25' DISTANCE 39.27' THENCE NORTH 87 DEGREES 13 MINUTES 52 SECONDS WEST 291.02' THENCE NORTH 88 DEGREES 8 MINUTES 52 SECONDS WEST 132' MORE OR LESS THENCE NORTH 0 DEGREES 25 MINUTES 27 SECONDS EAST 331.38' THENCE NORTH 65 DEGREES 49 MINUTES 2 SECONDS WEST 78.96' THENCE NORTH 3 DEGREES 10 MINUTES 35 SECONDS WEST 169.46' THENCE SOUTH 86 DEGREES 49 MINUTES 25 SECONDS WEST 15.68' THENCE NORTH 3 DEGREES 10 MINUTES 35 SECONDS WEST 133.02' THENCE EAST 581' MORE OR LESS TO TRUE POINT OF BEGINNING

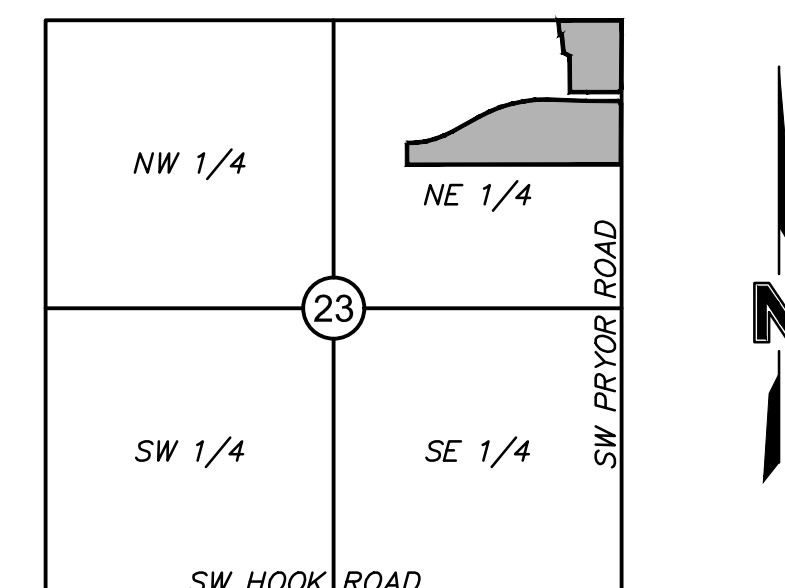
SOUTH AREA LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST: BEGINNING AT THE NE CORNER OF LOT 206 EAGLE CREEK 5TH PLAT THENCE NORTH 87 DEGREES 41 MINUTES 31 SECONDS WEST 1965.4' THENCE NORTH 2 DEGREES 46 SECONDS 08 MINUTES EAST 197.92' THENCE NORTHEASTERLY ALONG CURVE LEFT RADIUS 830' DISTANCE 429.57' THENCE NORTH 63 DEGREES 26 MINUTES 11 SECONDS EAST 285.62' THENCE NORTHLY ALONG CURVE TO RIGHT RADIUS 1270' DISTANCE 688.40' THENCE SOUTH 85 DEGREES 30 MINUTES 24 SECONDS EAST 328.06' THENCE NORTH 87 DEGREES 13 MINUTES 52 SECONDS EAST 290.91' THENCE SOUTHEASTERLY ALONG CURVE RIGHT RADIUS 25' DISTANCE 39.27' THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST 555.81' TO POINT OF BEGINNING

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UTILITY PLAN	C400
PRELIMINARY STREAM BUFFER PLAN	C500
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ADDITIONAL BUILDING ELEVATIONS	--

NOTE:
THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.



VICINITY MAP

SEC 23, TWP 47, RGE 32
SCALE 1"=2000'



 NOT FOR CONSTRUCTION

REVIEWED FOR CONSTRUCTION

Olsson

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REVISIONS DESCRIPTION

Revised per Staff comments

DEVISIONS

TITLE SHEET

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

drawn by: G.S.
checked by: J.E.S.
designed by: B.M.W.
QA/QC by: C.J.H.
project no.: 020-2467
date: 2022.04.22

SHEET
C001

USER: cholmquist

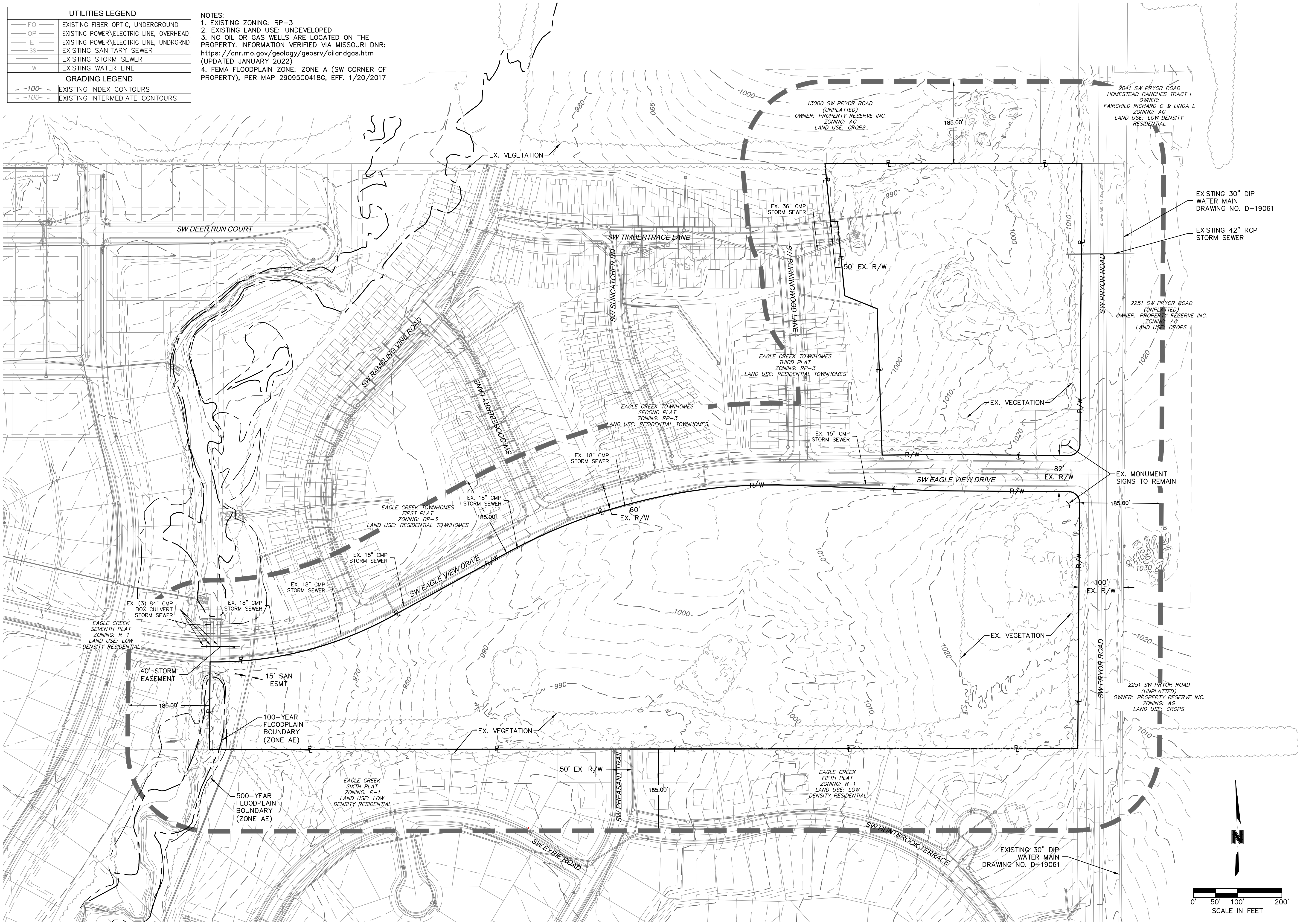
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DATE:

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UTILITIES LEGEND	
FO	EXISTING FIBER OPTIC, UNDERGROUND
OP	EXISTING POWER/ELECTRIC LINE, OVERHEAD
E	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
W	EXISTING WATER LINE
GRADING LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS

NOTES:
1. EXISTING ZONING: RP-3
2. EXISTING LAND USE: UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: <https://dnr.mo.gov/geology/geosrv/oilandgas.htm> (UPDATED JANUARY 2022)
4. FEMA FLOODPLAIN ZONE: ZONE A (SW CORNER OF PROPERTY), PER MAP 29095C0418G, EFF. 1/20/2017



REVISIONS		
NO.	DATE	REVISIONS DESCRIPTION
1	2022.05.23	Revised per Staff comments
2	2022.06.02	Additional building elevations

EXISTING CONDITIONS		2022
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN		
LEE'S SUMMIT, MISSOURI		

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QA/QC by: C.J.H.
project no.: 020-2467
date: 2022.04.22

SHEET
C100

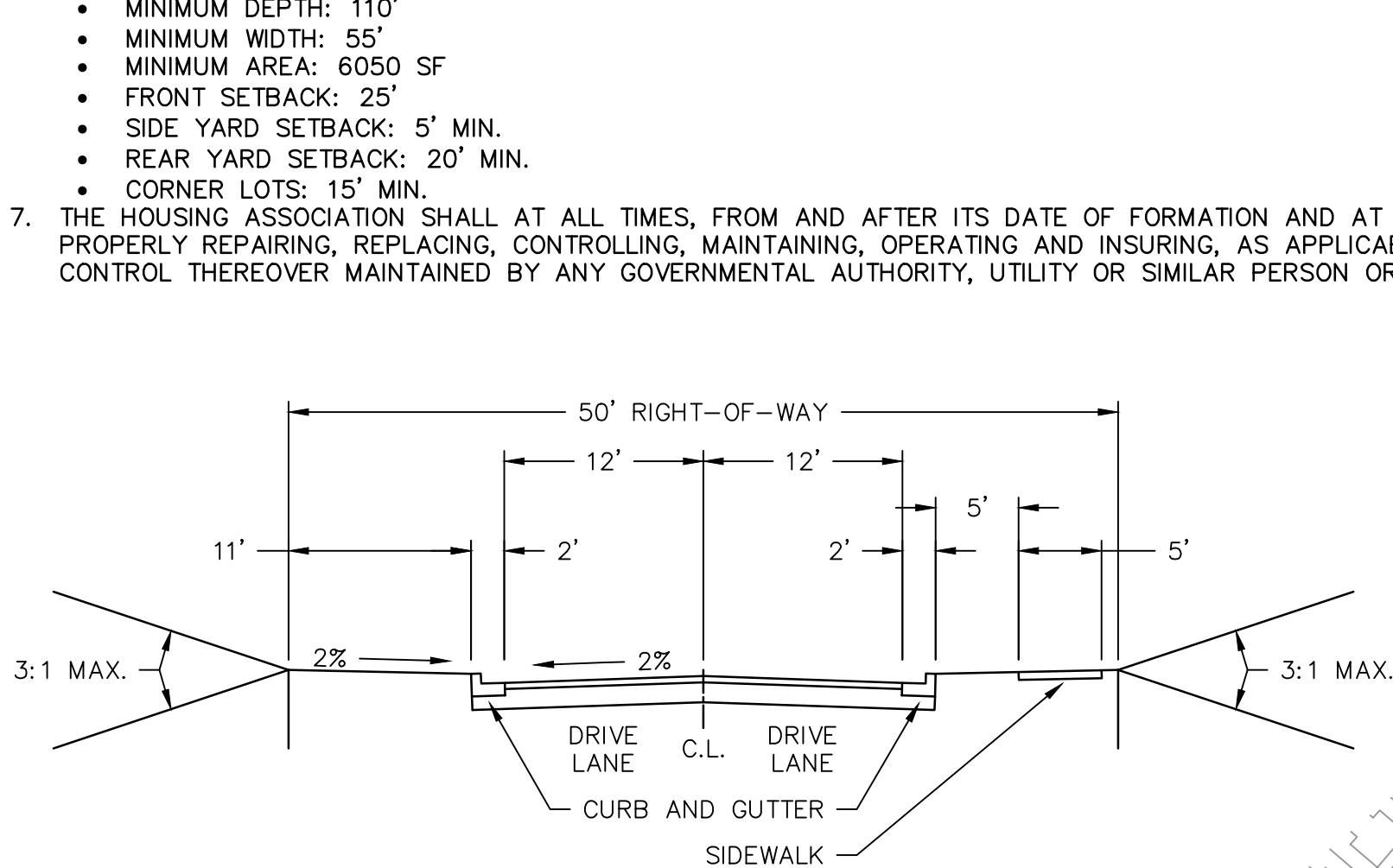
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USER: choimaquist

- NOTES:
- RIGHT-OF-WAY WIDTH SHALL BE 50', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC R/W SHALL BE A 50' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC.
 - STREET WIDTHS AS MEASURED BETWEEN BACKS OF CURBS SHALL BE 28', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC PAVEMENT SHALL BE A 39' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC TO BACK OF CURB.
 - 5' SIDEWALKS SHALL BE INSTALLED ALONG ONE SIDE OF ALL PROPOSED STREETS. A 5' SIDEWALK SHALL BE INSTALLED ALONG SW EAGLE CREEK DRIVE WITHIN EXISTING RIGHT-OF-WAY WHERE ADJACENT TO THE SUBJECT PROPERTY.
 - TRACTS SHALL BE A MINIMUM OF 20' WIDE WHERE SEPARATING PROPOSED LOTS FROM ADJACENT PROPERTY OR RIGHT-OF-WAY.
 - MEDIUM-DENSITY BUFFERS SHALL BE PROVIDED TO ADJACENT LAND USES (SEE LANDSCAPE SHEETS).
 - LOT DIMENSIONS AND SETBACKS:
 - MINIMUM DEPTH: 110'
 - MINIMUM WIDTH: 55'
 - MINIMUM AREA: 6050 SF
 - FRONT SETBACK: 25'
 - SIDE YARD SETBACK: 5' MIN.
 - REAR YARD SETBACK: 20' MIN.
 - CORNER LOTS: 15' MIN.
 - THE HOUSING ASSOCIATION SHALL AT ALL TIMES, FROM AND AFTER ITS DATE OF FORMATION AND AT ITS EXPENSE, BE RESPONSIBLE FOR PROPERLY REPAIRING, REPLACING, CONTROLLING, MAINTAINING, OPERATING AND INSURING, AS APPLICABLE, ALL COMMON AREAS, SUBJECT TO ANY CONTROL THEREOVER MAINTAINED BY ANY GOVERNMENTAL AUTHORITY, UTILITY OR SIMILAR PERSON OR ENTITY.

DEVELOPMENT DATA TABLE										
PHASE	LAND USE	GROSS ACRES	STREET R/W (AC.)	OPEN SPACE (AC.)	NET ACRES	UNITS	D.U./AC. (GROSS)	D.U./AC. (NET)	COMMENCE DATE	COMPLETION DATE
1	S.F. RES.	21.28	3.37	3.98	13.93	71	3.34	5.10	2022	2024
2	S.F. RES.	7.61	1.17	1.71	4.73	25	3.29	5.29	2024	2026
TOTAL		28.89	4.54	5.69	18.66	96	3.32	5.14		



RESIDENTIAL LOCAL STREET SECTION

N.T.S.

SITE VIEW A
SEE SHEET C201

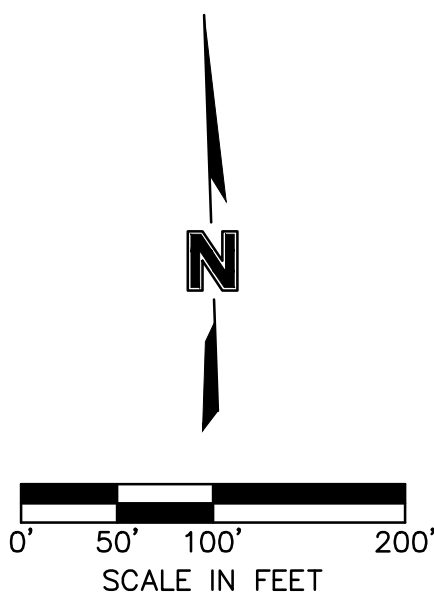
SITE VIEW B
SEE SHEET C202

SITE VIEW C
SEE SHEET C203

PHASE 2
(NORTH OF
SW EAGLE
CREEK DRIVE)

FUTURE PRYOR RD. IMPROVEMENTS BY CITY:
REQUIRED EASEMENTS WILL BE PROVIDED
AND PROPOSED GRADING WILL NOT
CONFLICT WITH RE-GRADING OF SW EAGLE
CREEK DRIVE AND PRYOR RD.

PHASE 1
(SOUTH OF
SW EAGLE
CREEK DRIVE)



OVERALL PRELIMINARY SITE PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

REVISIONS DESCRIPTION

NO. REV.

DATE

1 2022.05.23

2 2022.06.02

Revised per Staff comments

Additional building elevations

REVISIONS

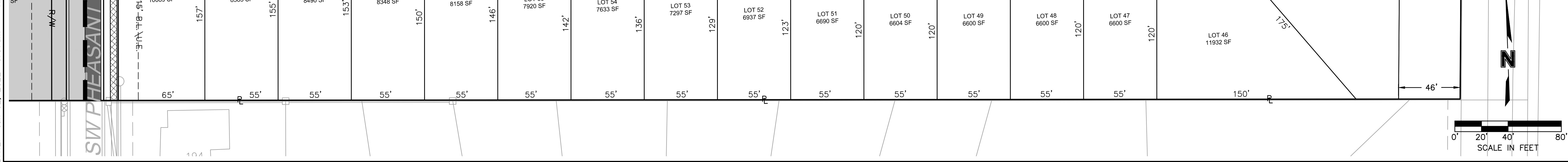
drawn by: G.S.
checked by: J.E.S.
designed by: B.M.W.
QA/QC by: C.J.H.
project no.: 020-2467
date: 2022.04.22

SHEET
C200

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E. Line NE. $1/4$ Sec. 23-47-32

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checked by: J.E.S.
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SITE PLAN C

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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2	2022.06.02	Additional building elevations

REVISIONS

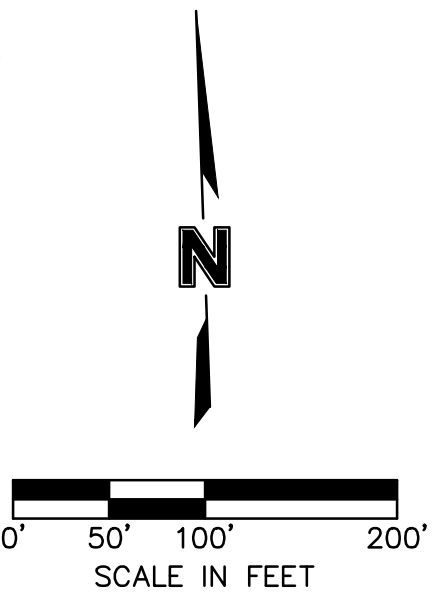
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LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS



GRADING PLAN		REVISIONS DESCRIPTION	
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN		REVISIONS	
LEE'S SUMMIT, MISSOURI		2022	
NO.	REV.	DATE	DESCRIPTION
1		2022.05.23	Revised per Staff comments
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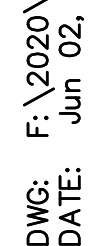
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checked by: _____ J.F.S.
designed by: _____ B.M.W.
QA/QC by: _____ C.J.H.
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date: _____ 2022.04.22

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USER: chelmoist

- NOTES:
1. STREAM BUFFER EASEMENTS AS SHOWN IN THIS PLAN ARE PRELIMINARY AND SHALL BE FINALIZED AT THE TIME OF DEDICATION UTILIZING THE LANGUAGE IN NOTE 2.
 2. IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 27 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER.

STREAM BUFFER AREAS		
	STREAM BUFFER AREA ON-SITE	0.60 ac.
	STREAM BUFFER IMPACT AREA	0 ac.
	ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0 ac.
	NET AREA	0.60 ac.

NOTE:
1. STREAM BUFFER SETBACKS DETERMINED USING KC METRO APWA STANDARDS.
2. NO ORDINARY HIGH WATER MARK IS AVAILABLE SO 100 YR FLOODPLAIN IS USED TO DETERMINE STREAM BUFFER

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
STREAM BUFFER LEGEND	
	100-YEAR FLOODPLAIN BOUNDARY
	500-YEAR FLOODPLAIN BOUNDARY
	EXISTING/PROPOSED STREAM BUFFER EDGE



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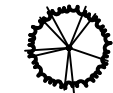
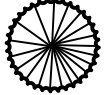
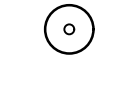
PRELIMINARY STREAM BUFFER PLAN PRELIMINARY DEVELOPMENT PLANS	REVISIONS DESCRIPTION	
	NO. REV.	DATE
	1	2022.05.23
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN	2	2022.06.02
LEE'S SUMMIT, MISSOURI	REVISIONS	

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checked by: _____ J.E.S.
designed by: _____ B.M.W.
QA/QC by: _____ C.J.H.
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USER: cholmquist

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	ACER GRISEUM 'JFS KW8AGRI' TM FIREBURST PAPERBARK MAPLE	N/A	B & B	3"	
	9	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	N/A	B & B	3"	
	8	QUERCUS PALUSTRIS PIN OAK	N/A	B & B	3"	
	17	ROBINIA VICOSA 'PURPLE ROBE' PURPLE ROBE LOCUST	N/A	B & B	3"	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL			
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL			
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL			

CALCULATIONS
MEDIUM-IMPACT BUFFER TYPE B
(11,654 SF - TRACTS F & G)

CATEGORY	REQUIRED RATIO	NUMBER REQUIRED PROVIDED
SHADE TREES	1 PER 1000 SF	12 12
ORNAMENTAL TREES	1 PER 500 SF	24 24
EVERGREEN TREES	1 PER 300 SF	39 39
SHRUBS	1 PER 200 SF	59 59

SITE VIEW C
SEE SHEET L103

SITE VIEW B
SEE SHEET L102

SITE VIEW A
SEE SHEET L101

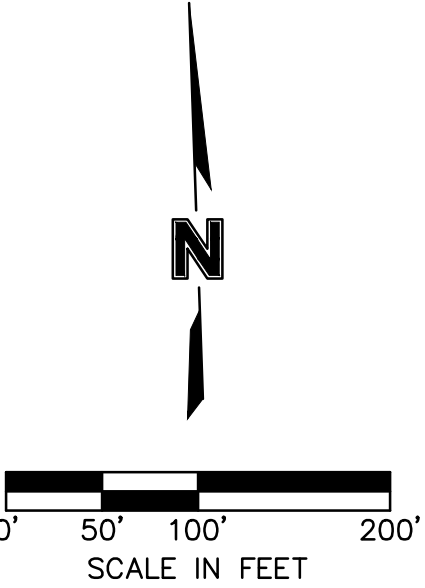
EX. VEGETATION
TO REMAIN

EX. MONUMENT SIGNS
TO REMAIN

EX. VEGETATION
TO REMAIN

EX. VEGETATION
TO REMAIN

STORMWATER
BASIN



OVERALL PRELIMINARY LANDSCAPE PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

REVISIONS DESCRIPTION

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1
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2
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Additional building elevations

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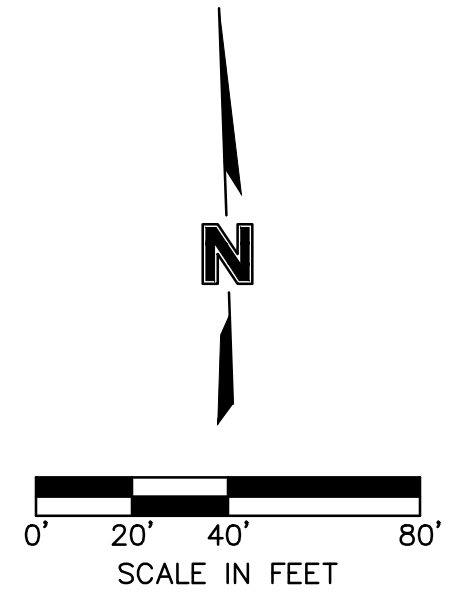
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SHEET
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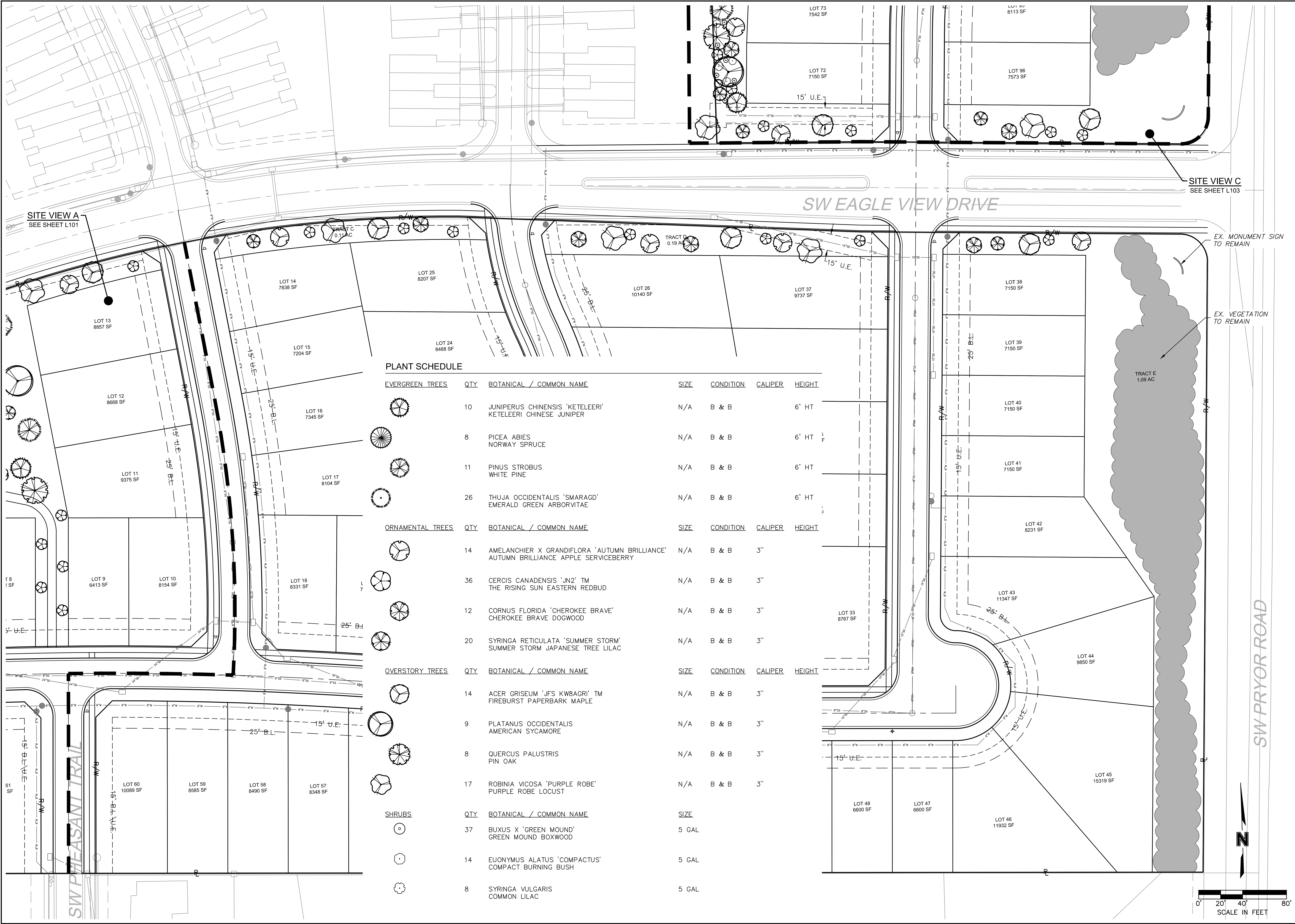
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USER: cholmquist



PLANT SCHEDULE

EVERGREEN TREES				QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
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				8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
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				26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT
ORNAMENTAL TREES				QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
				14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
				36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
				12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
				20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	
OVERSTORY TREES				QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
				14	ACER GRISEUM 'JFS KW8AGRI' TM FIREBURST PAPERBARK MAPLE	N/A	B & B	3"	
				9	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	N/A	B & B	3"	
				8	QUERCUS PALUSTRIS PIN OAK	N/A	B & B	3"	
				17	ROBINIA VICOSA 'PURPLE ROBE' PURPLE ROBE LOCUST	N/A	B & B	3"	
SHRUBS				QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
				37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL			
				14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL			
				8	SYRINGA VULGARIS COMMON LILAC	5 GAL			

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NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

LANDSCAPE PLAN B		EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN		2022	
NO. REV.		DATE		REVISIONS DESCRIPTION	
1		2022.05.23		Revised per Staff comments	
2		2022.06.02		Additional building elevations	

drawn by: G.S.
checked by: J.E.S.
designed by: B.M.W.
QA/QC by: C.J.H.
project no.: 020-2467
date: 2022.04.22

SHEET
L102

DWG: F:\2020\2001-2500\020-2467\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_LSC01_0202467.dwg
DATE: Jun 02, 2022 9:39am
XREFS: C_PDBLK_0202467 C_PENDY_0202467 C_PBASE_GREC_FEETERS_FIX C_PLSCP_0202467 C_PUTIL_0202467 C_PSURF_0202467
USER: cholmquist



LANDSCAPE PLAN C

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

drawn by: G.S.
checked by: J.E.S.
designed by: B.M.W.
QA/QC by: C.J.H.
project no.: 020-2467
date: 2022.04.22

SHEET
L103

REVISIONS DESCRIPTION

NO.	REV.	DATE	DESCRIPTION
1		2022.05.23	Revised per Staff comments
2		2022.06.02	Additional building elevations

REVISIONS

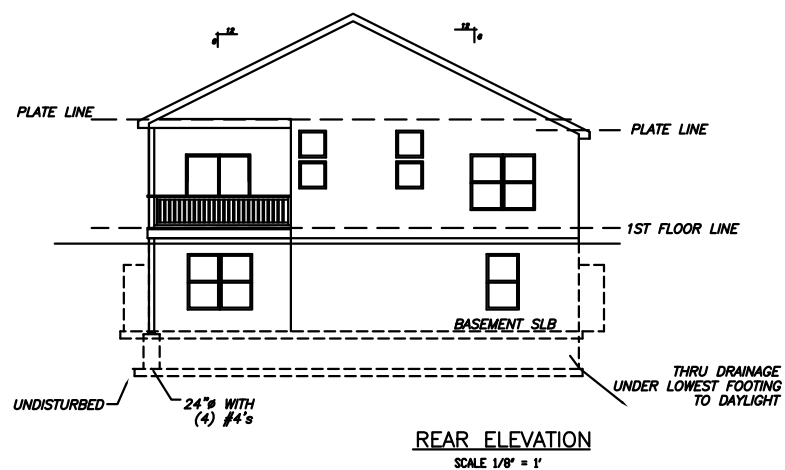
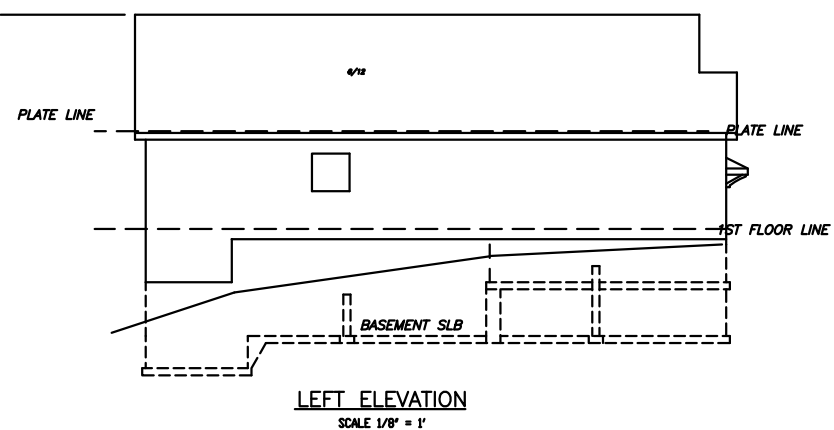
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NORTH KANSAS CITY, MO 64116
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- BUILDING MATERIALS:**
- FIBER—CEMENT AND/OR WOOD COMPOSITE LAP SIDING & PANEL SIDING
 - SHAKE SHINGLE SIDING
 - WOOD/METAL TRIM
 - BOARD AND BAT
 - STUCCO
 - BRICK, BRICK VENEER
 - MANUFACTURED STONE VENEER
 - COMPOSITE SHINGLES
 - TRIMMED FAUX LOUVER ACCENTS

PROVIDED IMAGES ARE INTENDED TO BE GENERAL REPRESENTATIONS OF ARCHITECTURAL CHARACTER. FINAL BUILDING EXTERIORS MAY DEVIATE IN FORM BUT SHALL GENERALLY RETAIN THE SAME QUALITY AND MATERIAL APPEARANCE.



Revision

[illegible]

HS EARTHSIDE
HOMES
P.O. Box 545
Liberty, MO 64069 (816) 781-0234

CDV35

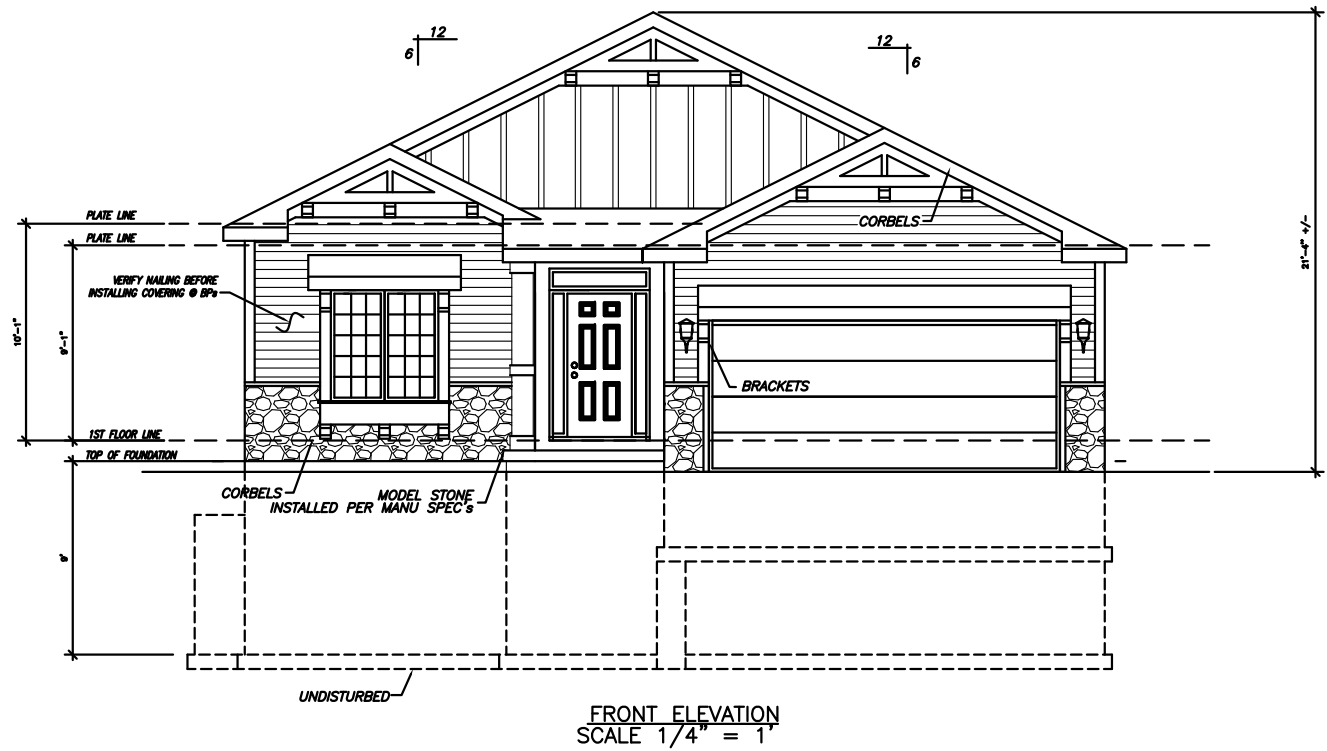
Drawing # REV40- 1542.688
REVERSE 1.5 STORY
Model:

MONROE MASTER PLAN

COPYRIGHT:
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Drawn: DMS
Date: 5-18-17

Job #: _____
Sheet _____



SEE D2 FOR INSULATION VALUES

COMP ROOF
ROOF & SOFFIT VENTS PER CODE

KCM

1

Sheet
Job #:
Date: 5-18-17
Drawn: DMS

MASTER PLAN MONROE

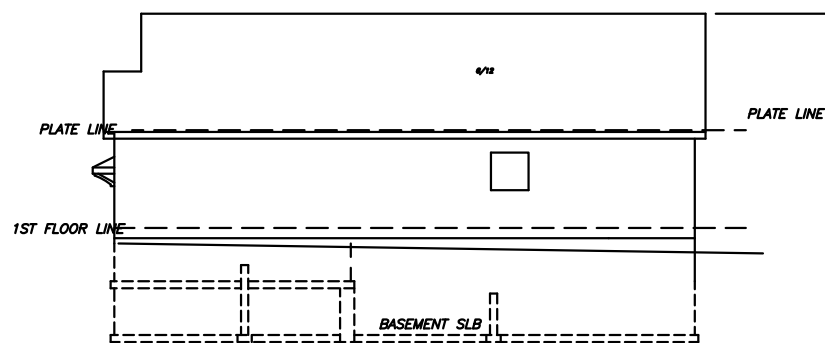
HEARTSIDE HOMES OF KANSAS CITY, INC. © 2017
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Drawing # REV40-1542.688
REVERSE 1.5 STORY
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CDV52

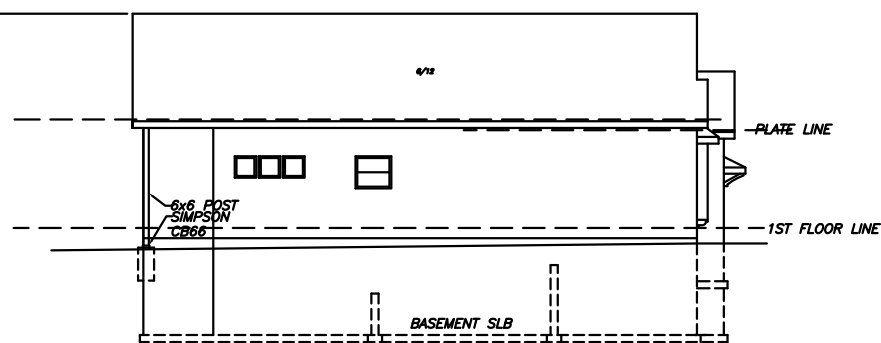
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Revision



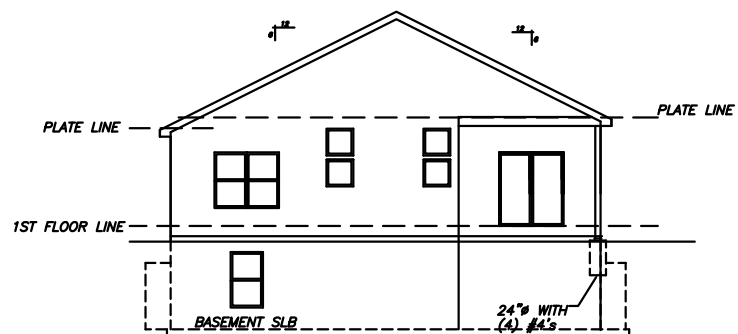
LEFT ELEVATION

SCALE 1/8" = 1'



RIGHT ELEVATION

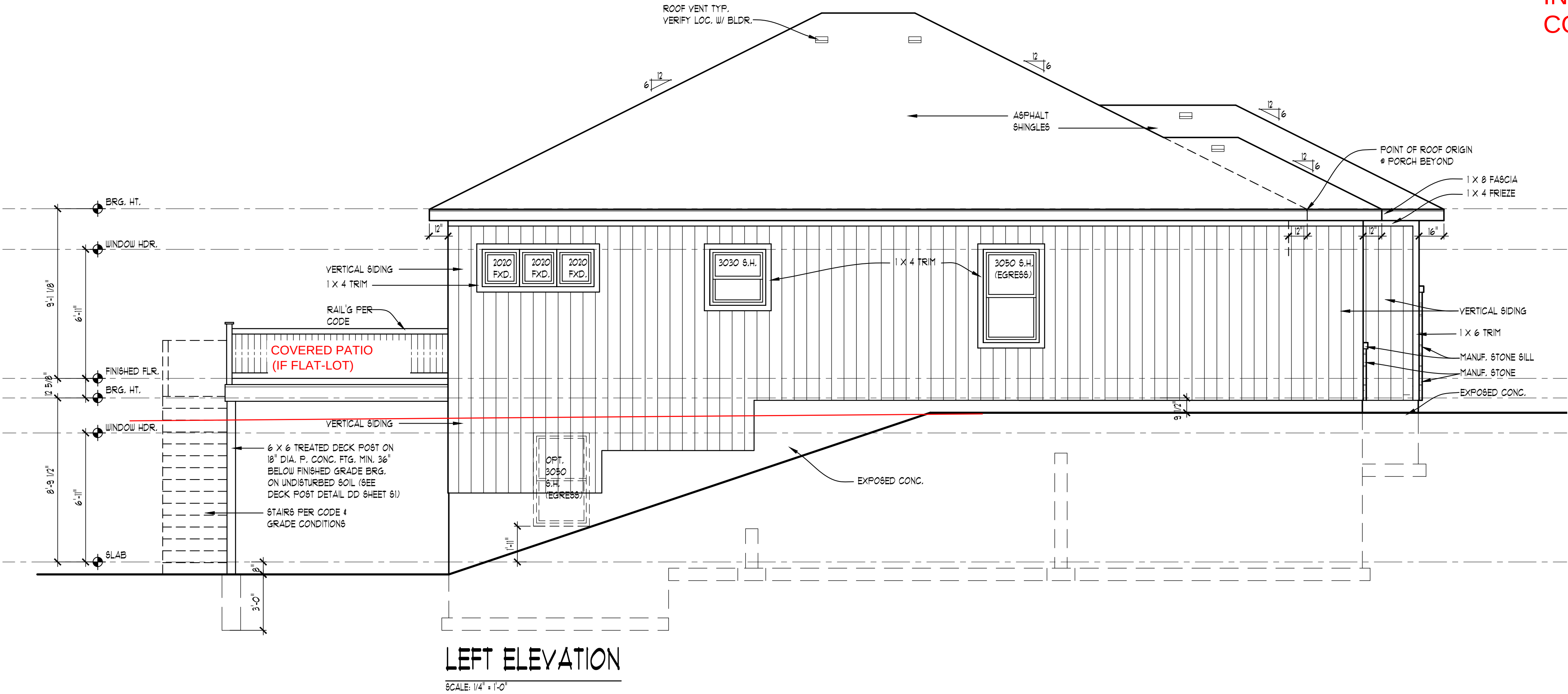
SCALE 1/8" = 1'



REAR ELEVATION

SCALE 1/8" = 1'

CDV53
IN-GRADE FOUNDATION
COVERED PATIO



ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & BOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

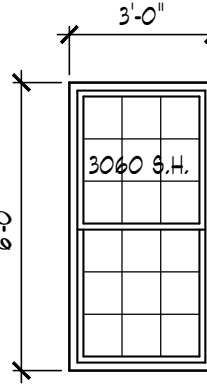
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

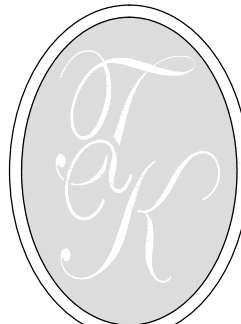


NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS

WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 912.2



9-30-21



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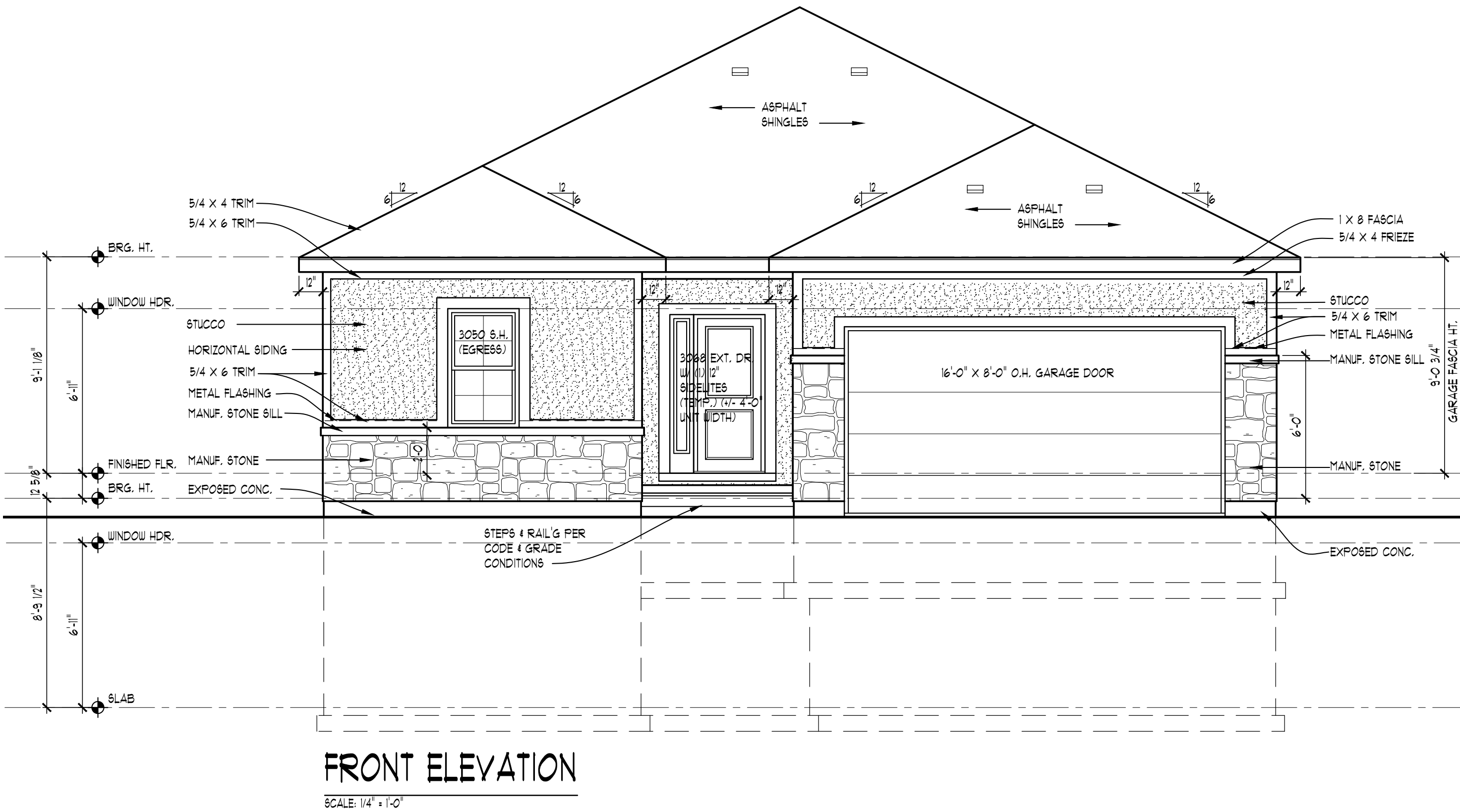
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CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/HOLDER

CLIENT / PROJECT
HEARTHSTONE HOMES
MEG PLAN
MODERN ELEVATION
MASTER PLAN

JOB No. WO 1779-21
DRAWN: AG
CHECKED: BF
REVIEW 8-5-21
FINAL: 9-1-21
REVISION: 9-16-21
REVISION: 9-30-21

SCALE:
PER PLAN

SHEET #
A-3



CDV53
IN-GRADE FOUNDATION
COVERED PATIO

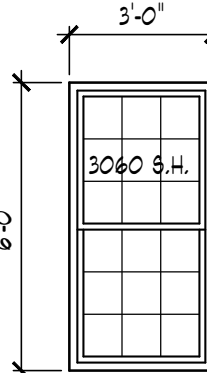
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NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

TYPICAL WINDOW
DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.



NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

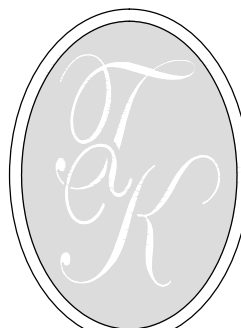
NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS

WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 912



9-30-21



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CALL 800.446.1960 AT 600.446.1961 3 DAYS PRIOR TO ANY EXCAVATION
CONSTRUCTION. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE FOUNDATION.

CLIENT / PROJECT
HEARTHSTONE HOMES
MEG PLAN
MODERN ELEVATION
MASTER PLAN

JOB No. WO 1779-21

DRAWN: AG

CHECKED: BF

REVIEW 8-5-21

FINAL: 9-1-21

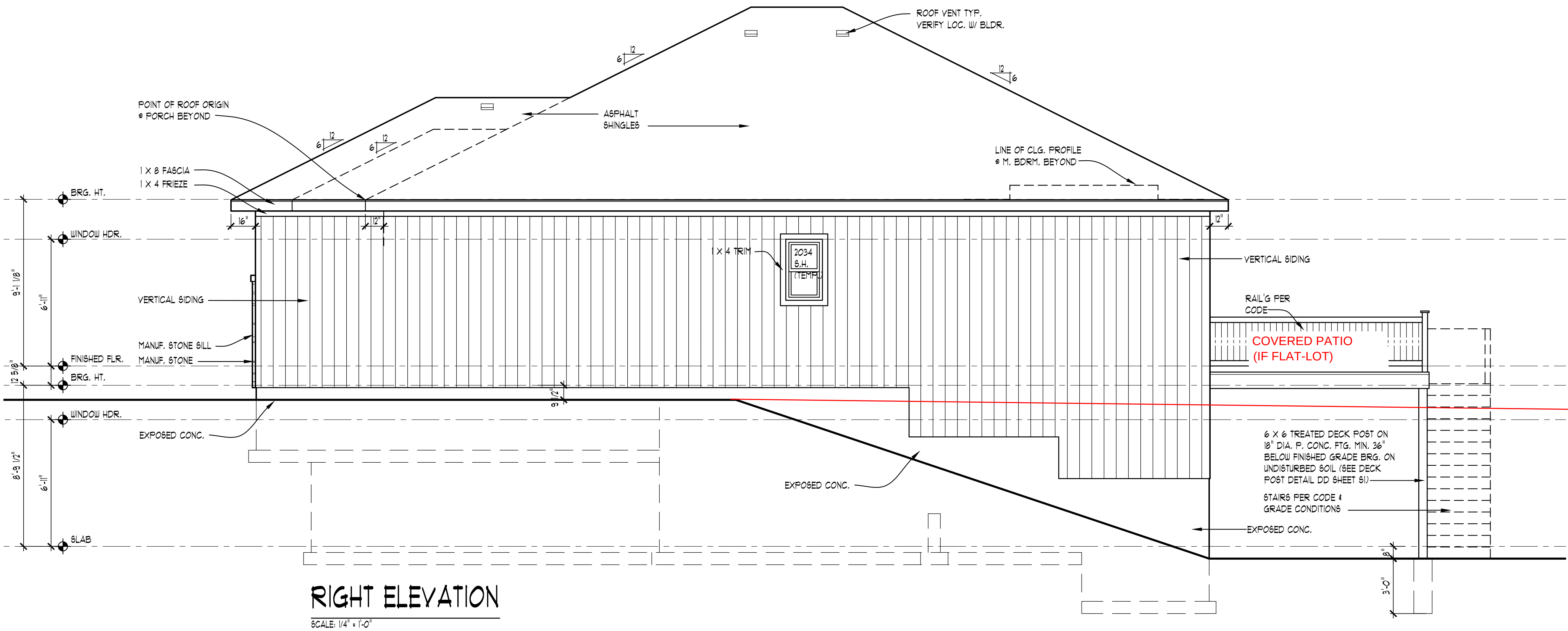
REVISION: 9-16-21

REVISION: 9-30-21

SCALE:
PER PLAN

SHEET #

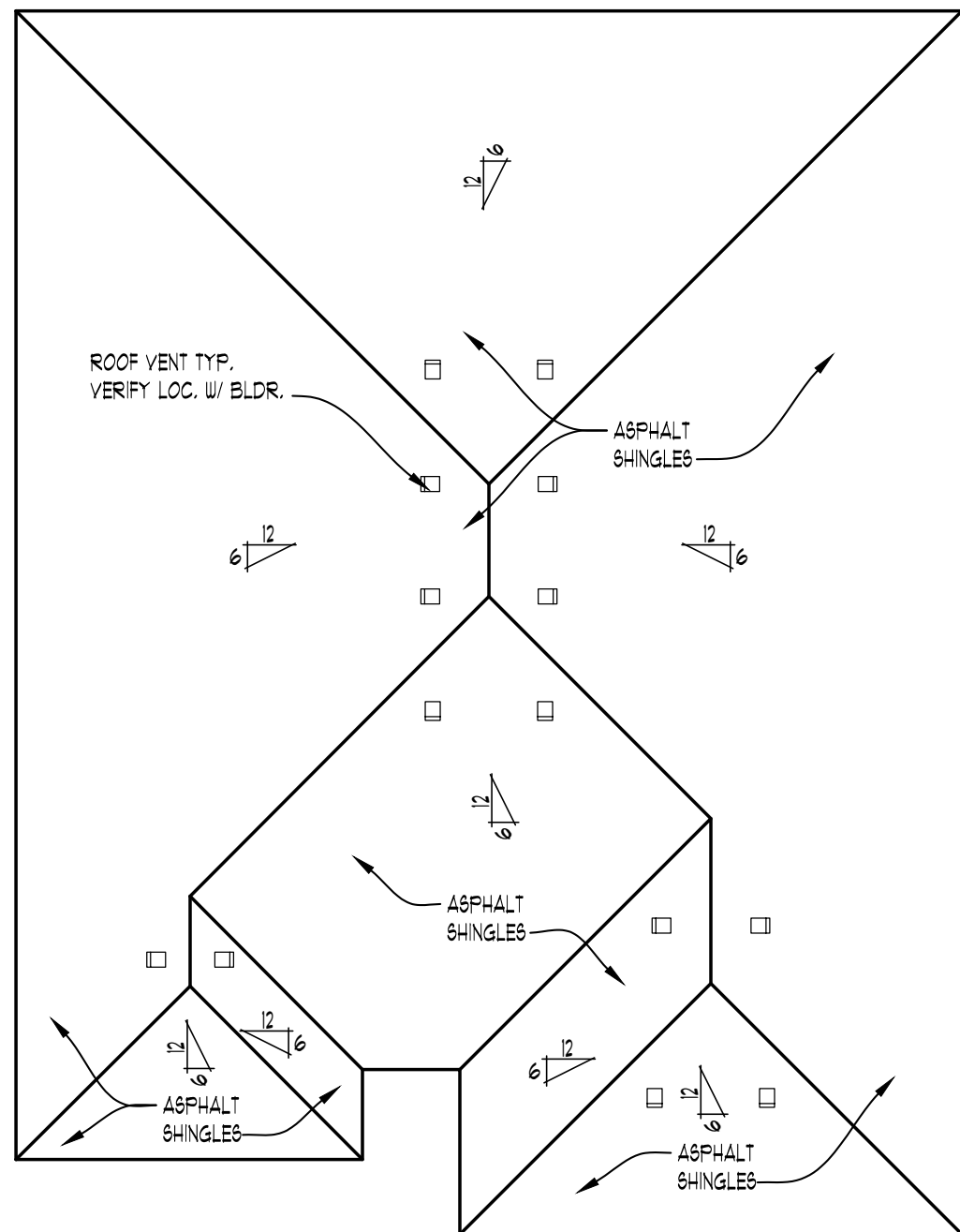
A-4



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ELEVATIONS RELEVANT FOR
WALKOUT & FLAT-LOT BUILDINGS



ROOF PLAN

SCALE: 1/8" = 1'-0"

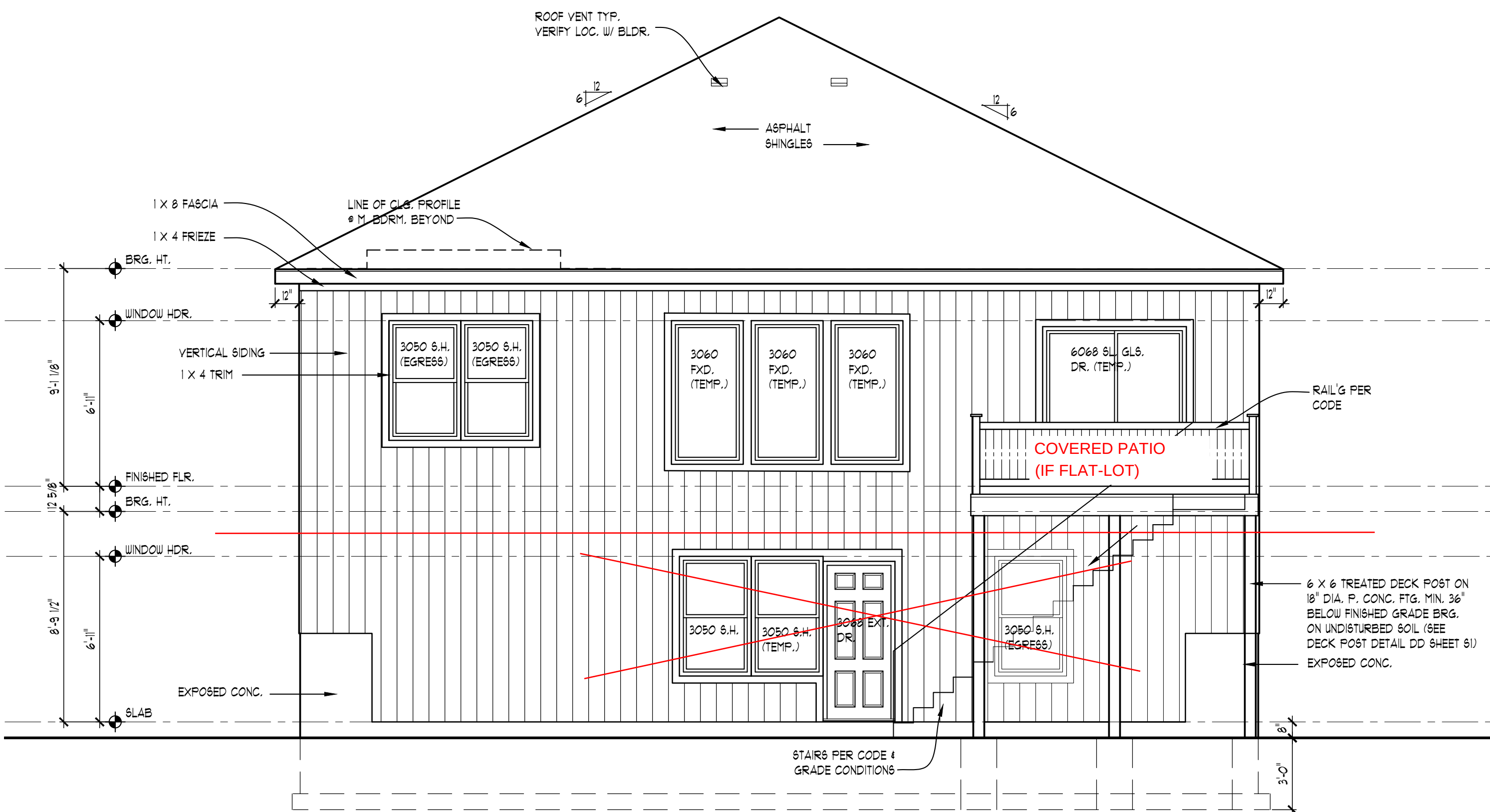
ROOF NOTE:

ROOF SHALL BE DESIGNED FOR 20
P.S.F. ROOF SNOW LOAD

ATTIC VENTILATION CALCULATIONS:

AREA OF ATTIC OVER HEATED SPACE = 1528 SQ. FT.
1528/150 = 10.18 (SQ. FT. REQ'D)
10.18' X 144" = 1466" (SQ. INCH CONVERSION)
1466" X 0.45 = 661" (SQ. INCHES REQ'D)
661" / 50 = 14 (ROOF VENTS REQ'D)

EAVE OR CORNICE VENTING:
1466" X 0.55 = 807" (SQ. INCHES REQ'D)



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CDV54
2 CAR GARAGE
IN-GRADE FOUNDATION
COVERED PATIO

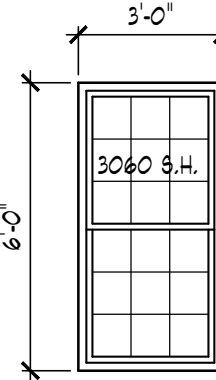
ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
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NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.



NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

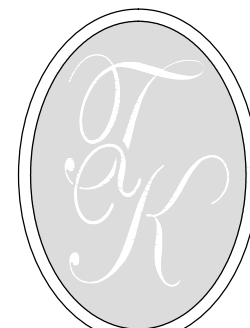
NOTE:
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NOTE:
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WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 3122



4-1-21



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CLIENT / PROJECT
HEARTHSIDE HOMES
MAGNOLIA PLAN
PRAIRIE ELEVATION
MASTER PLAN

JOB No. WO 1341-19

DRAWN: AG

CHECKED: BF

REVIEW -

FINAL: 10-14-19

REVISION 2-6-2020

2018 CODE CONVERSION ON 12-10-2020

REVISION 1-27-21

REVISION 1-29-21 OPT 1 ROOF CHANGE

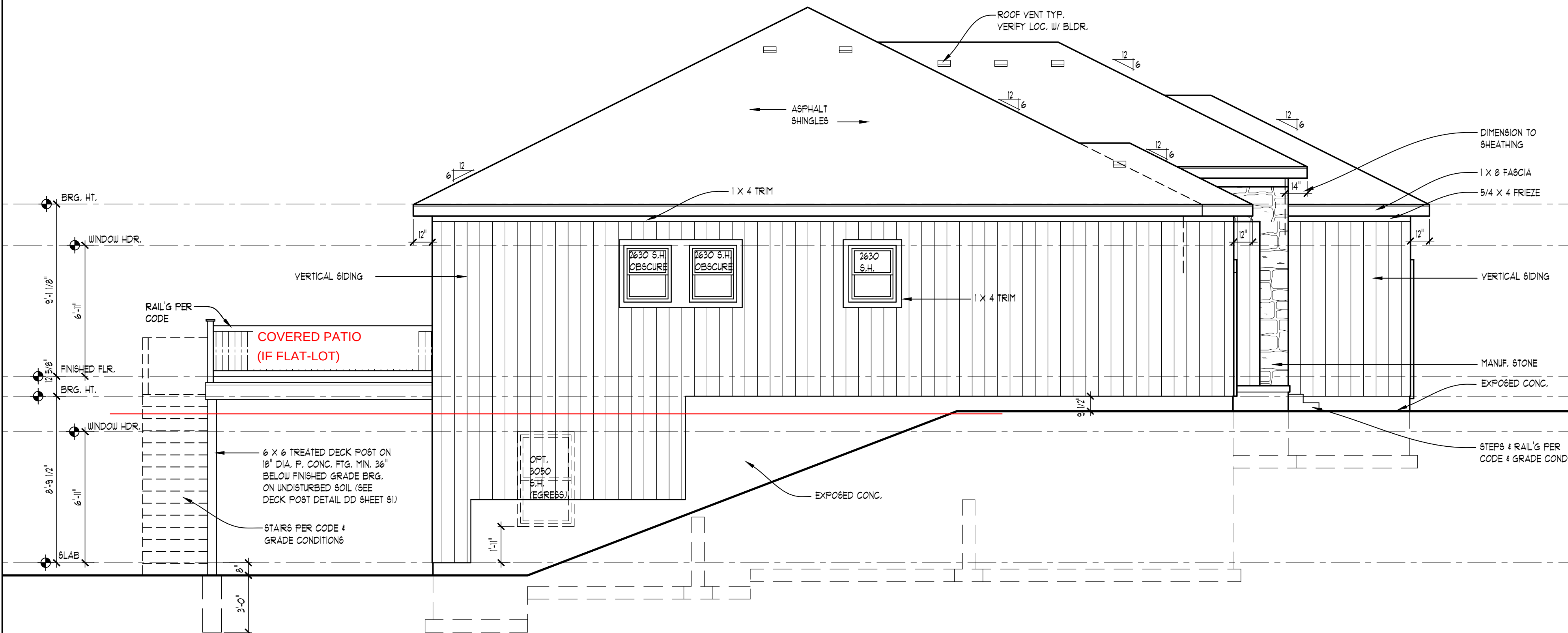
REVISION 4-1-21 FRAMING CLARIFICATION

SCALE:

PER PLAN

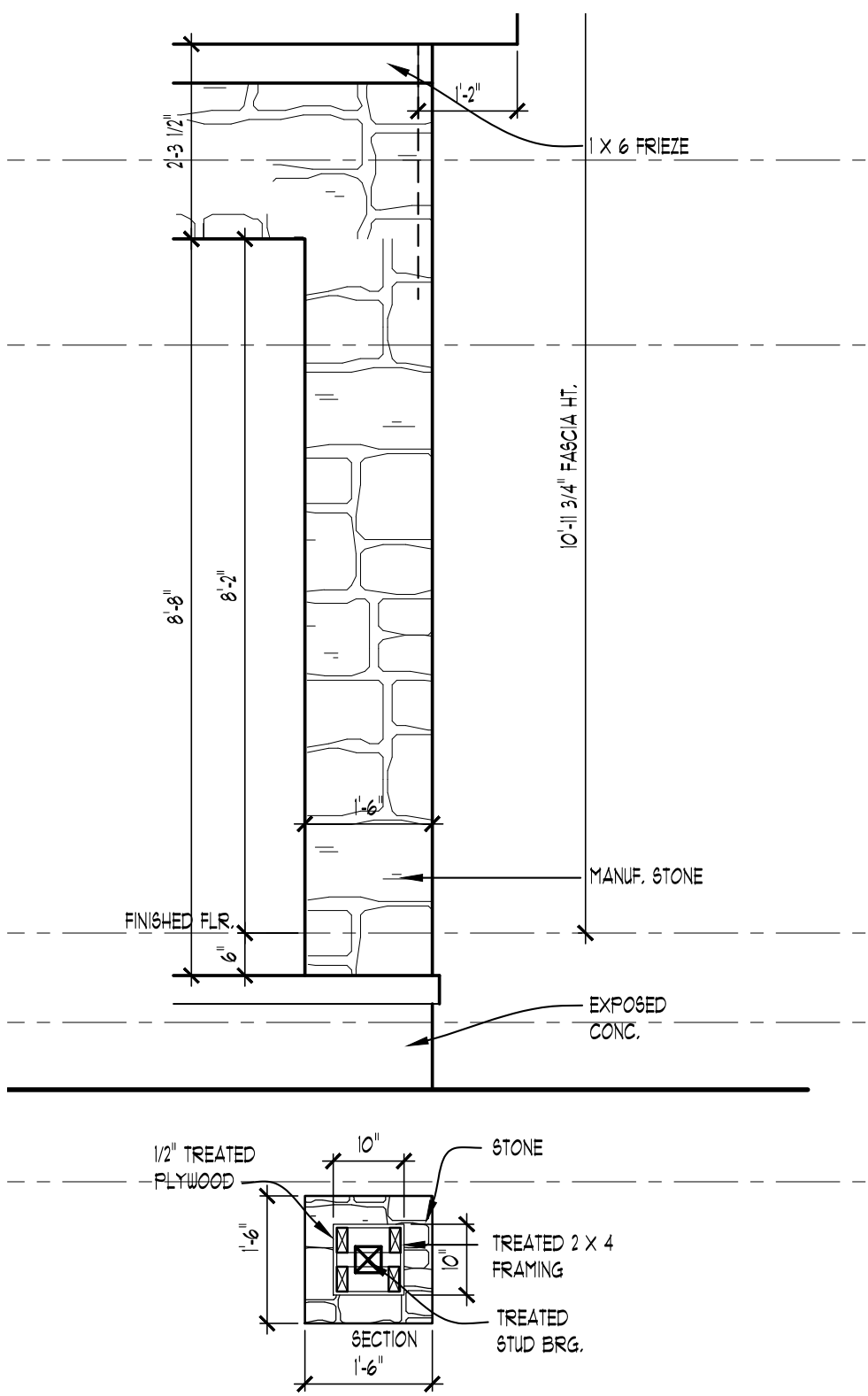
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A-3



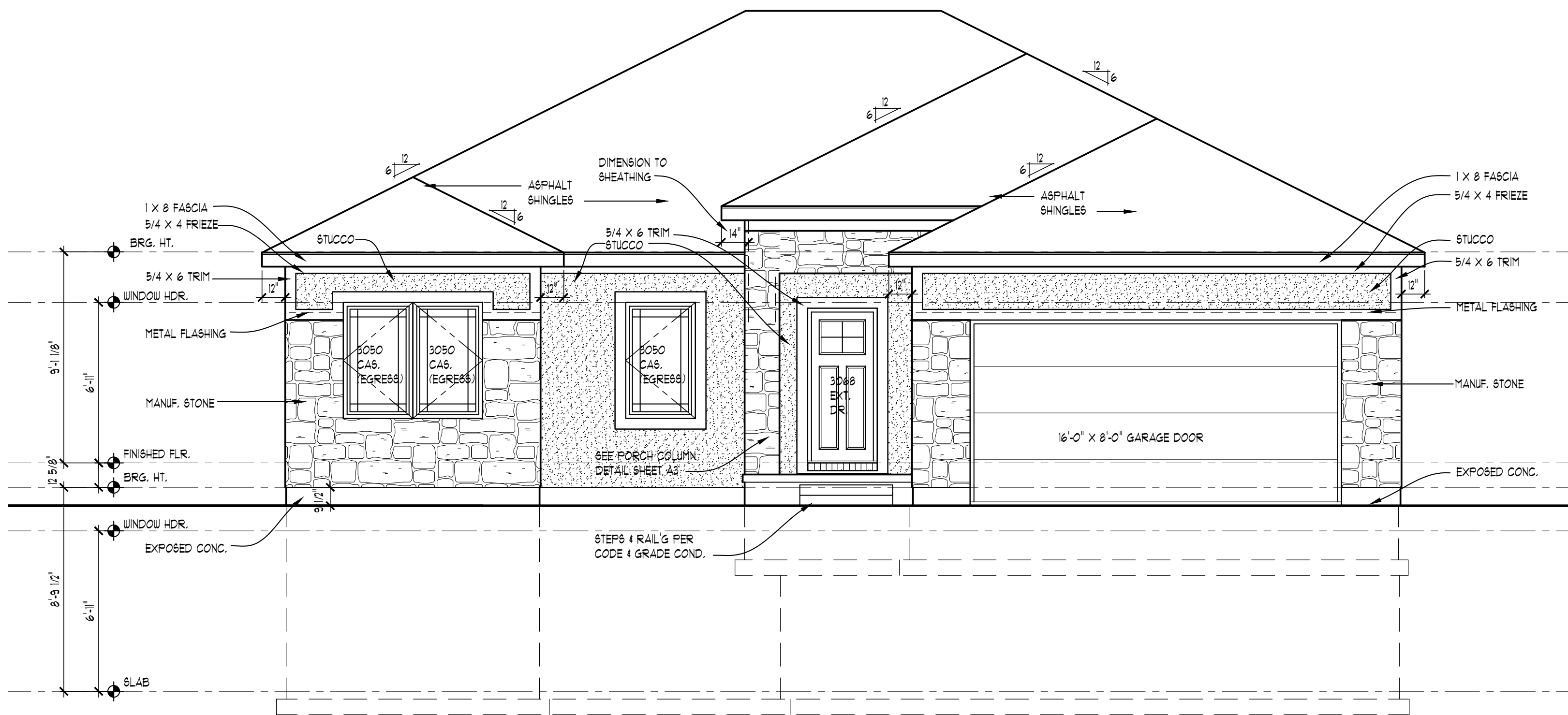
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



PORCH COLUMN DETAIL

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CDV54
2 CAR GARAGE
IN-GRADE FOUNDATION
COVERED PATIO

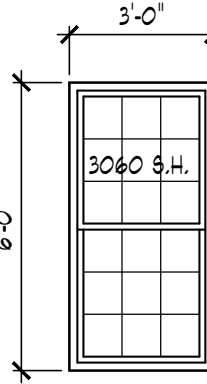
ELEVATION NOTES

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NOTE:
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TYPICAL WINDOW DESIGNATION

NOTE:
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NOTE:
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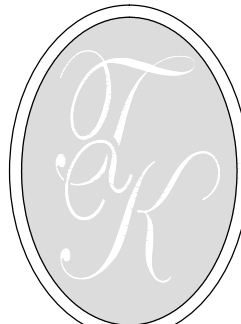
NOTE:
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NOTE:
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WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 3122



4-1-21



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CLIENT / PROJECT
HEARTHESIDE HOMES
MAGNOLIA PLAN
PRAIRIE ELEVATION
MASTER PLAN

JOB No. WO 1341-19

DRAWN: AG

CHECKED: BF

REVIEW -

FINAL: 10-14-19

REVISION 2-6-2020

2018 CODE CONVERSION ON 12-10-2020

REVISION 1-27-21

REVISION 1-29-21 OPT 1 ROOF CHANGE

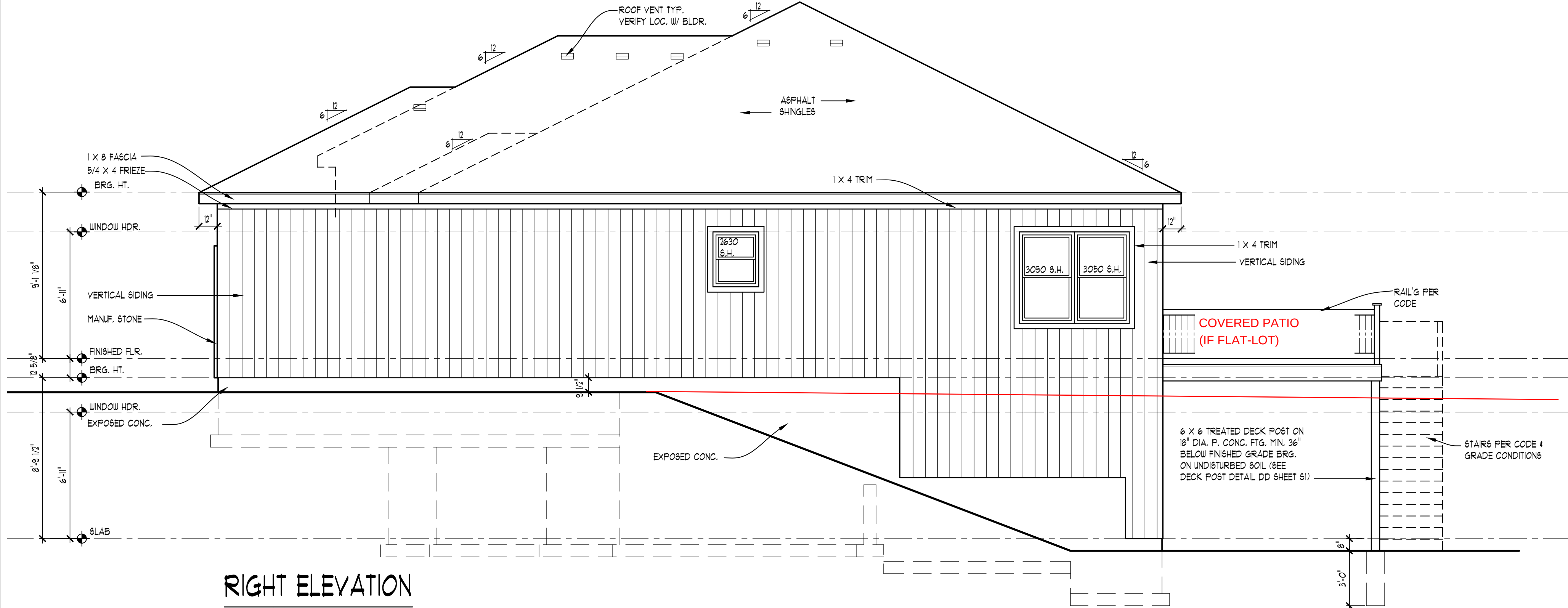
REVISION 4-1-21 FRAMING CLARIFICATION

SCALE:

PER PLAN

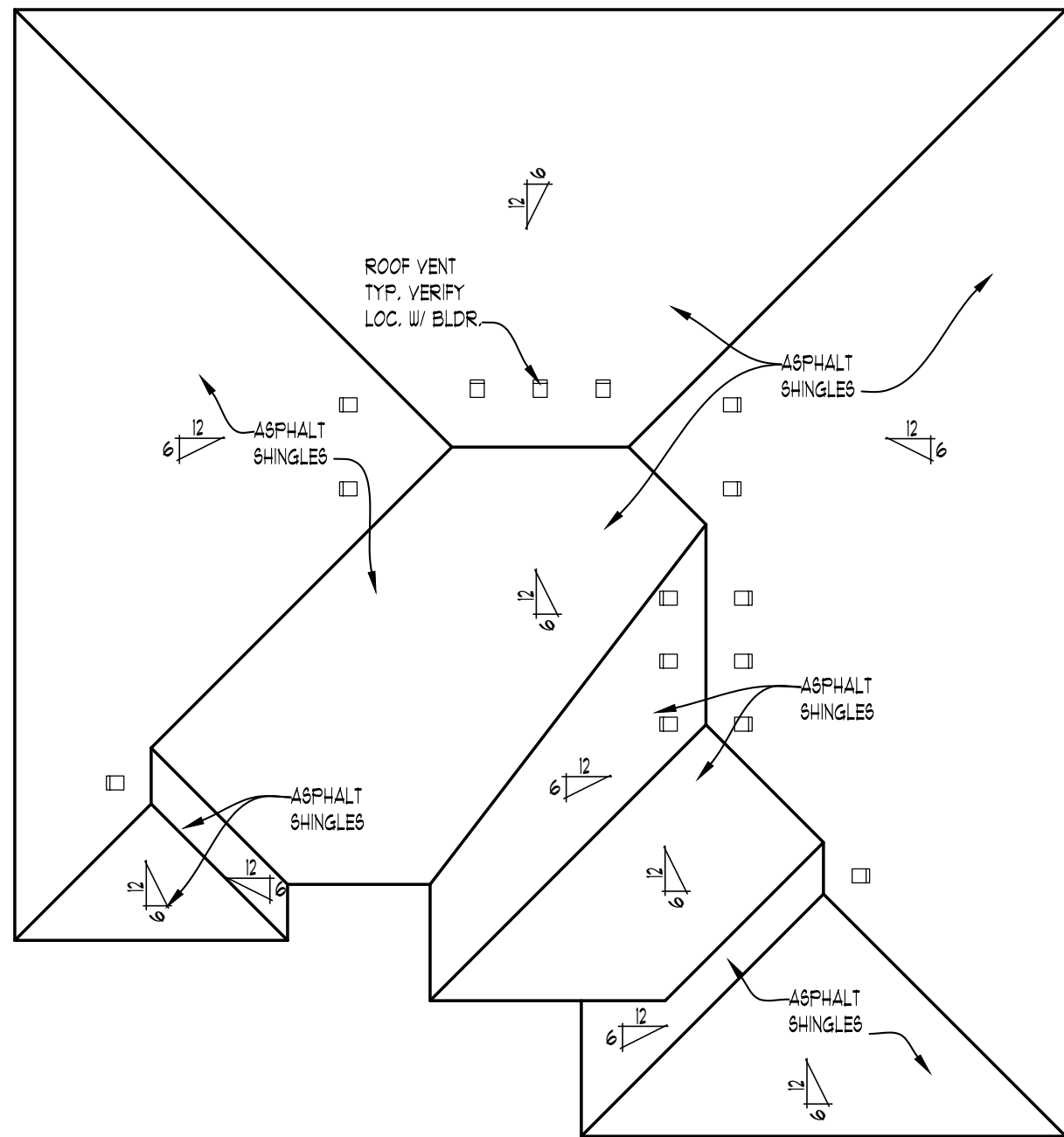
SHEET #

A-4



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



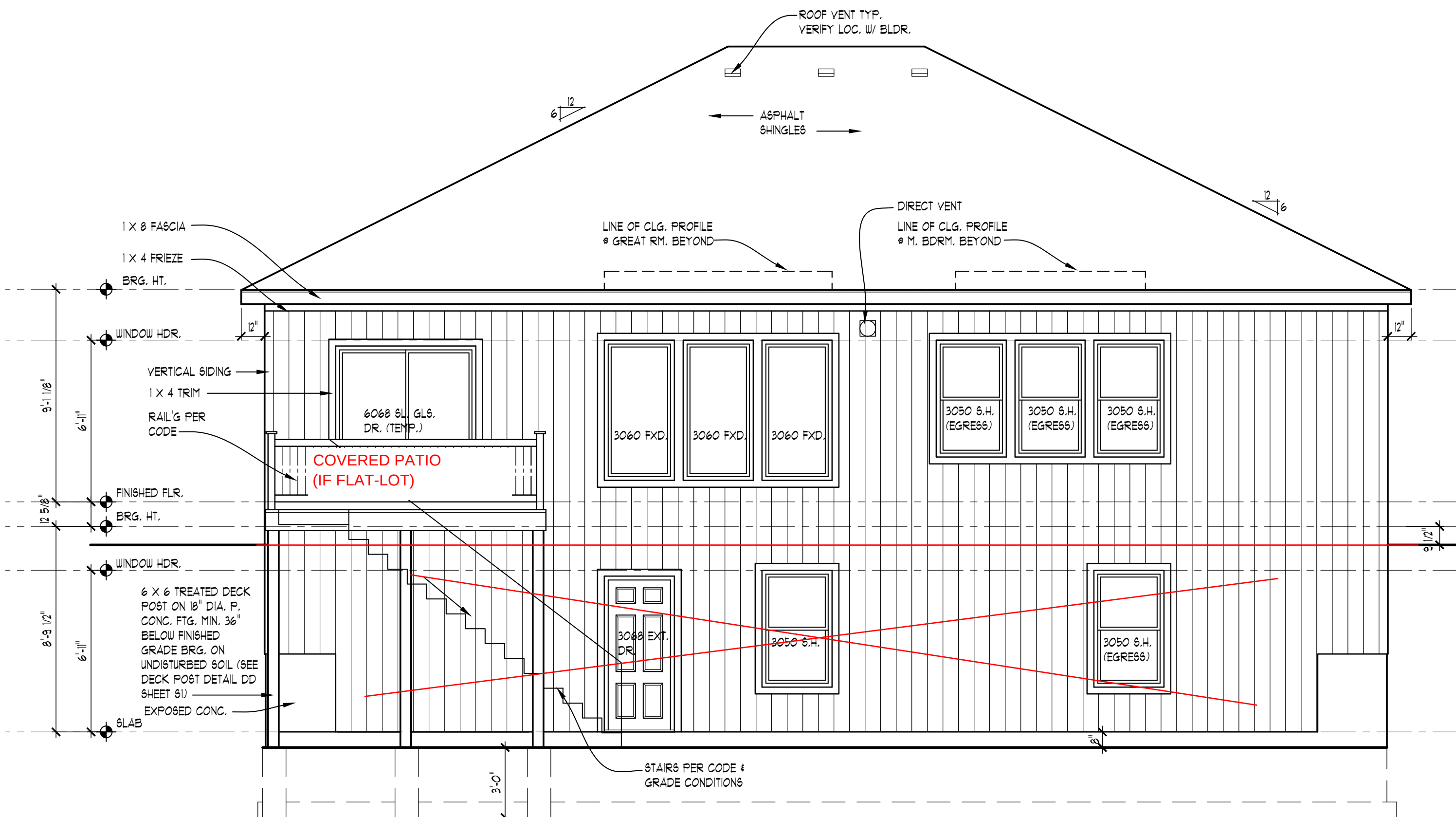
ROOF PLAN

SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

AREA OF ATTIC OVER HEATED SPACE = 1630 SQ. FT.
1630 / 50 = 32.6 (SQ. FT. REQ'D)
11.3' X 14.4' = 1628' (SQ. INCH CONVERSION)
1628' X 0.45 = 733' (SQ. INCHES REQ'D)
733' / 50 = 15 (ROOF VENTS REQ'D)

EAVE OR CORNICE VENTING:
1628' X 0.55 = 896' (SQ. INCHES REQ'D)



REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ELEVATIONS RELEVANT FOR
WALKOUT & FLAT-LOT BUILDINGS